

Status: ACTIVE
List Price: \$850,000
Ownership: Fee Simple - Sale
BR/FB/HB: 4/5/0
Lot AC/SF: 34.02 / 1,481,750.00
Lvis/Fpls: 2 / 2
Tot Fin SF: 0
Year Built: 1999
Total Tax: \$4,374
Tax Yr: 2008
Ground Rent:
Style: Raised Rambler
Type: Detached



Legal Sub: Possum Hollow Farm
Adv. Sub: Possum Hollow Farm
Model:

HOA Fee: \$40.00/ Annually
C/C Fee: /
Other Fee: /
C/C Proj Name:

Tax Map: 6043-21-5782-000

Liber:
Folio:
Parcel: 15
Block/Square:
Lot:
Map Coord: 1 **Area:**

	Total	Main	Upr1	Upr2	Lwr1	Lwr2	Schools:
BR:	4	3	0	0	1	0	ES:
FB:	5	4	0	0	1	0	MS:
HB:	0	0	0	0	0	0	HS:

Master Bdrm: 26 x 19 Main	Fifth Bdrm:	Rec Rm:	Othr Rm 3:
Master Bdrm 2:	Living Rm: 22 x 25 Main	Den:	Foyer : 11 x 9 Main
First- Bdrm: 13 x 20 Main	Dining Rm: 20 x 14 Main	Library:	Garage:
Second Bdrm: 12 x 19 Main	Kitchen: Main	Sitting:	Carport:
Third Bdrm: 20 x 15 Main	Brkfast Rm:	Othr Rm 1:	Unfinished: 75 x 25 Lower 1
Fourth Bdrm: 18 x 25 Lower 1	Family Rm:	Othr Rm 2:	

Exterior:
Exterior Const: Vinyl Siding, Wood
Other Structures:
Lot Desc:

Basement: Yes, Daylight, Full, Outside Entrance, Partially Finished, Space For Rooms
Parking: Other
Heating System: Forced Air, Other
Water: Well
Cooling System: Central A/C
Sewer/Septic: Septic
Appliances: Dishwasher, Dryer, Ice maker, Oven/Range-Gas, Refrigerator, Washer
Amenities: Entry Lvl BR, FP Mantels, FP Screen, MBR-BA Full, Master Walk-in Closet, Rough In BA, Tub-2 + person, Walk-in Closet(s)
HOA/C/C Amenities:

List Date: 21-Nov-2008 **Update Date:** 03-Feb-2009 **DOM-MLS:** 74 **DOM-Prop:** 554

Remarks: Very private 4 bedroom home on 34 acres in sought after Delaplane. Large kitchen with hickory cabinets and open floor plan. Great views off the front of the house overlooking a 1,400 acre farm and rolling hills. A hunters paradise the property is just 5 minutes to Route 66 and convenient to points east and Winchester

Directions: From 66 West to Exit 23 (Delaplane) North on 17 4.5 Miles to 2079 on right. From Winchester and points east. Go to intersection of route 50 and 17 in Paris and go south on 17 for 3 miles to 2079 on left.

Show Instructions: Call 1st-Lister, Lockbox-Supra, , -

Listing Co: ARMFIELD, MILLER & RIPLEY FINE PROPERTIES L
Listing Agent: JIM THOMPSON
Office: (540) 687-6395

Phone: (540) 687-6395
Home: (540) 687-3216
Pager:

Fax: (540) 687-5195
Fax: (540) 687-4043
Cell: (703) 727-9258

Owners: Rawlings
Show Contacts: Jim Thompson

Home:
Home: (540) 687-2224

Sub Comp: 3 **Buy Comp:** 3 **Add'l:** 3 **Dual:** N **DesR:** Y **VarC:** N

